

160.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

992,800 / 992,800

USE VALUE:

992,800 / 992,800

ASSESSED:

992,800 / 992,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
191		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MORALES CARLOS J	
Owner 2: MOSTAJO SANDRA M	
Owner 3:	

Street 1: 191 PARK AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

**PREVIOUS OWNER**

Owner 1: STIRITZ KENT A -	
Owner 2: -	
Street 1: 191 PARK AVE	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

**NARRATIVE DESCRIPTION**

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Stucco Exterior and 2113 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8304		Sq. Ft.	Site		0	70.	0.77	8			Med. Tr	-5					444,965						445,000	

Total AC/Ha: 0.19063

Total SF/SM: 8304

Parcel LUC: 101 One Family

Prime NB Desc ARLINGTON

Total: 444,965

Spl Credit

Total: 445,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

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992,800 / 992,800

USE VALUE:

992,800 / 992,800

ASSESSED:

992,800 / 992,800

User Acct

106398

GIS Ref

GIS Ref

Insp Date

06/07/18

!12481!

PRINT

Date Time

12/30/21 14:52:21

LAST REV

Date Time

10/02/19 11:12:45

apro

12481

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STIRITZ KENT A,	73085-116	1	8/9/2019		955,000	No	No		
DRAPER THOMAS B	43609-149		8/27/2004		729,000	No	No	Carol J Sullivan dod 10/1/2017	
	16781-582		2/1/1986		230,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/2/2019		SQ Returned							MM	Mary M		
6/7/2018		MEAS&NOTICE							CC	Chris C		
3/6/2009		Inspected							163	PATRIOT		
12/29/2008		Measured							372	PATRIOT		
12/7/2004		MLS							MM	Mary M		
12/3/1999		Meas/Inspect							256	PATRIOT		
8/14/1993									KT			

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good									4	15	4	22										
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 6 - Stucco	Sec Wall: %	A Bath:	Rating:									2	13	9	PAT										
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	3/4 Bath:	Rating:									13	FFL BMT	ENT 5	17										
<b>GENERAL INFORMATION</b>				A 3QBth:	Rating:									1	13	4	17										
Grade: B - Good				1/2 Bath: 1	Rating: Very Good									<b>RESIDENTIAL GRID</b>													
Year Blt: 1915 Eff Yr Blt:				A HBth:	Rating:									1st Res Grid Desc: Line 1 # Units 1													
Alt LUC: Alt %:				OthrFix:	Rating:									Level	FY LR DR D K FR RR BR FB HB L O												
Jurisdct: Fact: .				OTHER FEATURES									Other														
Const Mod:				Kits: 1	Rating: Very Good									Upper													
Lump Sum Adj:				A Kits:	Rating:									Lvl 2													
<b>INTERIOR INFORMATION</b>				Fpl: 1	Rating: Very Good									Lvl 1													
Avg Ht/FL: STD				WSFlue:	Rating:									Lower													
Prim Int Wal 2 - Plaster				Location:									Totals	RMS: 9	BRs: 5	Baths: 2	HB: 1										
Sec Int Wall: %				Total Units:									<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Partition: T - Typical				Floor:									Exterior:	No Unit	RMS	BRS	FL										
Prim Floors: 3 - Hardwood				% Own:									Interior:	1	9	5											
Sec Floors: %				Name:									Additions:														
Bsmnt Flr: 12 - Concrete				DEPRECIATION									Kitchen:														
Subfloor:				Avg Cond: GD - Good	18. %									Baths:													
Bsmnt Gar:				Functional:									Plumbing:														
Electric: 3 - Typical				Economic:									Electric:														
Insulation: 2 - Typical				Special:									Heating:														
Int vs Ext: S				Override:									General:														
Heat Fuel: 2 - Gas				Total: 18.6 %				Totals				1	9	5													
Heat Type: 3 - Forced H/W																											
# Heat Sys: 1	% Heated: 100	% AC: %	% Sprinkled: %																								
Solar HW: NO																											
% Com Wal																											
<b>MOBILE HOME</b>				Make:	Model:				Serial #		Year:		Color:														
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 160.0-0001-0001.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
3	Garage	D	Y	1	18X20	G	GD	1915	27.43	T	30	101			6,900		6,900										
More: N				Total Yard Items: 6,900				Total Special Features:				Total: 6,900				<b>IMAGE</b>											
<b>SKETCH</b>																<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>							
																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
																BMT	Basement	1,033	47.400	48,966	UAT	100	FLA	100	G		
																FFL	First Floor	1,033	158.000	163,219							
																SFL	Second Floor	864	158.000	136,516							
																PAT	Patio	414	3.190	1,319							
																UAT	Upper Attic	216	121.660	26,279							
																EFP	Enclos Porch	180	42.770	7,698							
																OFF	Open Porch	24	44.440	1,066							
																ENT	ENTRY	20	26.660	533							
																Net Sketched Area: 3,784				Total: 385,596							
																Size Ad	1897	Gross Area	4432	FinArea	2113						
																<b>AssessPro Patriot Properties, Inc</b>											
																											